



The Venue Experience

A GUIDE FOR NEWLY ENGAGED COUPLES



Welcome

Hello!

Thank you so much for reaching out to 48 Fields about your wedding! We appreciate the opportunity to provide you with information about what our venue can offer for your special day!

There are a lot of choices when it comes to finding a wedding venue. It can be hard to know what questions to ask and what you need when you've never planned a wedding before! This guide is intended to provide answers to many common questions. From our philosophy to the visual impact of our spaces to the fine rental details, we hope this information will help you make the best choice for your wedding.

So let's dive in! And, of course, don't hesitate to contact us any time you have questions or would like to chat further!

Cheers,

Kelly ☺

Table of Contents



ABOUT 48 FIELDS	4
ABOUT THE OWNERS	5
OUR SPACES	7
FREQUENTLY ASKED QUESTIONS	14
“SOMETHING BORROWED” COLLECTION	19
OUR REVIEWS	21
REAL WEDDING HIGHLIGHTS	24
RENTAL RATES	29
TAKE A TOUR	33
CONTACT INFORMATION	34



About 48 Fields

At 48 Fields, we believe in sincerity and hospitality. In classic, comfort, and elegance without extravagance.

We know that everyday luxuries can be found in the smallest things and that the best days are ones filled with laughter. Set on front porch swings with a glass of sweet tea. Or sparkling wine.

We know that rustic doesn't have to mean roughing it. That it's better to kick up your heels than to dig them in. And that reasons to celebrate come in all sizes!

Based in Leesburg, 48 Fields Farm is a peaceful century-old farm set in the heart of Northern Virginia wine country. The estate hosts three historic barns and two houses amid 48 acres of rolling fields and lush woods. Paired with our high standards of service and hospitality, the farm's original character and modern amenities make a perfect location to welcome you and your guests for a celebration that has no parallel.

About the Owners



OUR STORY

The idea of 48 Fields began as a series of late-night stories that typically started close to midnight. Steve would be half asleep, but Kelly was wide awake having just gotten home from a wedding. There was plenty to say about photographing beautiful brides and heartfelt moments, but conversations always ended up focused on the venue. For years, Steve heard all about the good and the bad of the different venues that Kelly worked with. Until one night in 2013, the story ended with a question. What if we started our own venue?

NOT YOUR TYPICAL OWNERS

Fast forward to today, we are not your typical venue owners. First of all, you may notice we are younger than many other owners. We are not a retired couple doing this for some side retirement income. We have actively pursued this venue to support our family. Second, we are hands-on owners, not detached managers who rely on a team that filters through a revolving door. When you call or email, it's us who will reply. When you come to visit, it's us who will greet you. We are the ones with you from the first email all the way leading up to your dream wedding day.

LIMITED NUMBER OF WEDDINGS

Owning a venue started as a dream, which meant it would be part of our dream life. To us that means having a life. Date nights together. Sharing a glass of prosecco on the front porch on a Tuesday. Laughing with friends over good meals and good times. To keep this balance, we intentionally choose to take a limited number of weddings per year. This affords us the gift of time so that we can share it with both our couples and ourselves.

CREATING A LEGACY

We never want to lose sight of the fact that marriage and family create the cornerstones of our legacy, and we're so honored to share 48 Fields with others as they begin the journey of starting their own.



Ceremony Lawn

Surrounded by lush greenery, our Ceremony Lawn is a flat and open area that feels peaceful, natural, and welcoming. It is amenable to any type of decor you may want, including our arbors and wine barrels.



Indoor Ceremony

The lower level of our flagship barn is white and bright, offering a fresh and neutral setting for an indoor ceremonies. Heat and air conditioning provide comfort for guests in any season throughout the year.



Cocktail Barn

Directly adjacent to the main barn is an attached but separate outdoor area for cocktail hours. With an open-air wood barn, cocktail tables, and lawn games, it is a favorite space for casual guest mingling.



Indoor Cocktail Hour

Should weather prevent an outdoor cocktail hour, festivities and guests can move inside the lower level of the main barn. The space is complete with a bar, cocktail tables, and gray lounge furniture.



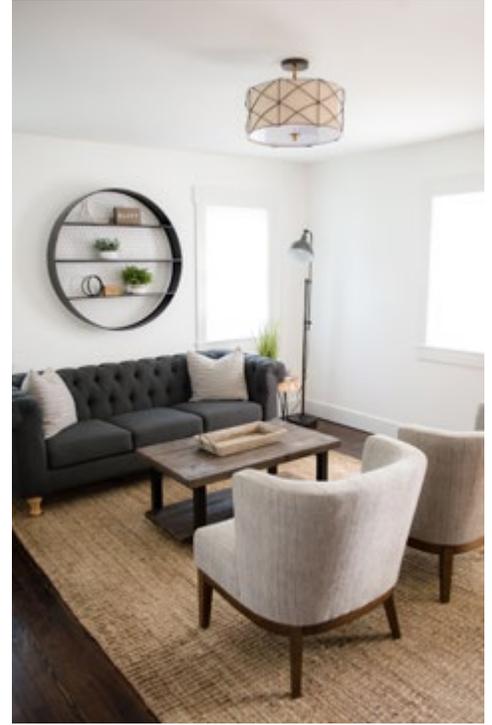
Upper Barn Reception

The upper level of our two-story Dairy Barn brings the “wow” factor! Known for its rich wood and cathedral ceiling, the space holds up to 125 people with modern chandeliers, bistro lights, and perimeter uplighting.



The Farm House

Bring mimosas and settle into our newly renovated farmhouse to get ready for your wedding day! Neutral colors, natural light, and comfortable finishes set the tone, while ample outlets are available for phone charges and styling equipment. Accommodated both sides of the wedding party!





Frequently Asked Questions

Q: What is the capacity at 48 Fields?

The lower level of our Dairy Barn can hold up to 75 people, with space for a dance floor, DJ, bar, and cake table. The upper level of the Dairy Barn can hold up to 125 people. The maximum number of guests will vary based on type of tables used, the choice of a buffet or plated dinner, and the use of a DJ or band.

Q: What do the rental fees include at 48 Fields?

When renting our venue, we are proud to offer the following amenities for your wedding:

- Exclusive use of the property for the day, including the wedding cottage, ceremony site, cocktail barn and patio area, reception space, and property grounds.
- 1-hour rehearsal time in advance of your wedding
- 12-hours of rental on your wedding day
- Ample complimentary parking
- A venue manager on-site at all times
- Recommended list of wedding professionals who can enhance your event with services such as catering, flowers, music, photography, hair/makeup, and more

Q: What are the available time blocks?

We host only one event per day and offer a 12-hour block of time for your rental. Extra hours can be added, but all receptions must conclude no later than 11:00pm to abide by Loudoun County's noise requirements. Sunday events will conclude no later than 10:00pm unless they are followed by a Holiday Monday. Vendors are must be complete with their clean up or load out no later than 12:00am (midnight) on a Saturday and by 11:00pm on a non-holiday Sunday.

Q: Can I rent 48 Fields for a partial day?

Depending on your type of event, we may be able to accommodate smaller and shorter events.

Q: Can I have my wedding on a Friday or Sunday instead of a Saturday?

We host weddings on both Saturdays and Sundays. We do not to host weddings on Fridays so that we have them available for the rehearsal activities of our Saturday and Sunday weddings.

Q: Is there an extra fee to have a ceremony onsite at 48 Fields?

No, ceremony time is included in your overall event time, so there are no additional fees for hosting your ceremony.

Q: Can I have a rehearsal the day before my wedding?

Yes, a one-hour ceremony rehearsal is included in your rental. We typically schedule rehearsals for Friday afternoons, but we may be able to accommodate other alternatives.

Frequently Asked Questions

Q: Are pets allowed? I want my dog to walk down the aisle with me.

Yes, especially if you can get them to wear a tiny bow tie or floral crown! Pets do need to remain outside at all times to limit indoor allergens. Once the ceremony and photos are complete, your pet will need to be taken home by someone you designate.

Q: Where are the best places for photos at 48 Fields?

We think there are so many great options! You can see some of the variety that we offer on our website at www.48fields.com/wedding-photos-leesburg-va-48-fields-farm/.

Q: How do I check if the date I want is available?

With a quick call or email, we can tell you our current availability. If you are concerned about being able to book a very specific or important date, we can hold a date free of charge for 3 days. Or we can give you first rights of refusal for up to 10 days for a fee of \$500. This fee can then be used towards your deposit should you move forward with an official booking.

Q: How do I book a date, and what is the payment schedule?

Your date is secured with a signed rental agreement and nonrefundable 50% retainer along with a refundable \$1,000 security deposit. The security deposit is refunded within 30 days after your wedding provided there are no damages to the property. The rental balance is due two months before to your wedding. Please note that payment schedules differ for all-inclusive wedding rentals. Contact us for details.

Q: What is the cancellation policy at 48 Fields?

All events are booked with a non-refundable retainer. Once an event is booked, the date is taken off the calendar and other events are turned down. Because of the uncertain ability to rebook a date in the event of a cancellation, all payments are non-refundable. The security deposit is the only refundable payment, and it would be fully returned to any cancelled event.

Q: Is there a dressing room for the bride or groom?

Yes, we have an entire house! Our original 1910 farm house can accommodate both sides of the wedding party. The ladies have the whole top floor while the gentlemen can enjoy the main floor. All furnishings reflect neutral gray and cream decor.

Q: Is parking available for 48 Fields events?

Yes, 48 Fields has an ample complimentary parking lot for all your guests and vendors, which is included as part of your event rental. We do not require shuttle bus services, but you are welcome to use them to add convenience for you and your guests.

Frequently Asked Questions

Q: Will Uber or Lyft come to 48 Fields?

Yes, they do! They come quite often, actually. Usually at least once a wedding. Guests should anticipate about 15-20 minutes for the car services to arrive once requested.

Q: Is wedding coordination available?

We feel it is important to provide assistance that will make your day run as smoothly as possible. Not only do we have suggestions on timelines and vendors among other things, but we are available to answer questions in the months leading up to your wedding. We conduct a “final walk through” to go over all the important details of your wedding, and a member of our team will be present at the rehearsal (if scheduled) and on the day of the wedding to provide assistance as it relates to our facilities. However, our services are not meant to replace the work of a professional wedding planner or coordinator who can manage your vendors, assist with decor planning, and oversee the set up/clean up on the wedding day. Therefore, we do require that all couples have an wedding planner or coordinator as part of their vendor team.

Q: Is internet or WiFi available?

Internet service in our part of Loudoun County is surprisingly limited and unreliable. Therefore, wifi service is not available at this time.

Q: Is 48 Fields climate controlled?

Yes, we have heating and air-conditioning on both the lower and upper levels of the Dairy Barn. our Wedding Cottage, Farm House, and restrooms also have heating and air-conditioning.

Q: Is 48 Fields handicap accessible?

Yes, we have an outdoor ramp for access to the upper level of the barn. The lower level has a single step up into it, but we can bring out a small ramp to bridge this step. ADA restrooms are available on request. Please keep in mind that we are a countryside farm, so much of our ground is grass or gravel.

Q: Does 48 Fields provide any specialty lighting?

Yes, our indoor lighting is all set on dimmers. We also have permanent cafe string lights hung in the upper level of the barn. As something special, we also include colorful uplights along the perimeter of your reception as an extra detail to really set off the visual appeal of the space.

Q: What happens if it rains?

Wouldn't it be nice if we could control the weather? In the case of rain, your ceremony and cocktail hour would be moved into the lower level of the Dairy Barn. A separate indoor space would still remain for your reception.

Q: Do you have a generator for power outages?

Yes, we do have a generator! We also have dozens of battery-powered lanterns and a battery-powered sound system that can run playlists from your phone and has a microphone.

Frequently Asked Questions

Q: Can I bring my own alcohol to my event at 48 Fields?

Yes, you may bring in your own alcohol. However, all alcoholic beverages must be bartended and served by the catering staff. If you wish to provide your own alcohol, you will also need to secure a Virginia ABC one-day event beverage permit.

Q: Does 48 Fields allow storage before or after my event?

Yes, we are one of the unique facilities that does allow onsite storage. Your personal, non-perishable decor items may be dropped off 24 hours before your event to help with set up logistics.

Q: Can I have a DJ or band with amplified music at my event?

Yes. 48 Fields is happy to welcome bands or DJs to entertain your guests. Keep in mind that Loudoun County does require all music to end by 11pm.

Q: Am I required to use vendors from a Preferred List?

No, you are free to customize your wedding and work with the vendors who you feel best suit your needs. However, to help ensure and uphold the integrity of your wedding, 48 Fields does require all vendors to be professionals and to furnish us with a copy of their business insurance.

We have had the pleasure of working with many outstanding wedding professionals who are skilled in all service areas and this is reflected in our vendor recommendations. No vendor has paid to be part of our list. In addition, something unique that we do is to offer an incentive for using our recommended professionals. We will give couples a \$50 credit (up to \$500) off their final balance for every vendor chosen from our recommendations.

Q: Are candles, red wine, bird seed, and other similar items permitted at 48 Fields?

Candles (when enclosed in glass)	Allowed
Red Wine	Allowed
Bubbles	Allowed
Glow Sticks	Allowed
Scattered Rose Petals	Under Certain Guidelines
Fire Pits	Under Certain Guidelines
Sparklers or Fireworks	Prohibited
Rice, Bird Seed, Glitter	Prohibited
Nails, Staples, or Duct Tape	Prohibited

Q: What hotels are near 48 Fields?

While there are several bed and breakfast, AirBnB, and VRBO locations in the area, the closest hotels are in Leesburg. Many 48 Fields couples choose to hold rooms at:

Lansdowne Resort	www.lansdowneresort.com
Comfort Suites	www.comfortsuitesleesburg.com
Hampton Inn	hamptoninn.hilton.com/Leesburg
Homewood Suites	homewood.hilton.com/leesburg



“Something Borrowed” Collection

Over the years, we have accumulated a number of different beautiful wedding decor items. More than 500 pieces and counting!

48 Fields offers a unique option for couples getting married at our venue to use any pieces from our “Something Borrowed” collection for free on their wedding day. All as a bonus and included in your rental! From ceremony to reception and everything in between, inventory includes:

Card Boxes and Holders
Bar Fronts
Ceremony Arbors
Crates and Baskets
Dinner Charger Plates
Lanterns
Lawn Games
Table Numbers
Various Signage
Wine Barrels
And More...





MTJ
Wedding
MENU

Three Course
Including
Wine & Champagne on
arrival plus

First Course
Including
Cocktail Reception

Dessert
Including
Cakes

Dinner
Including
Seating
Professional Entertainment
with a cocktail bar and
complimentary parking

Guests Booked
after 15th September will receive
an additional 10% discount
on all bookings

The Crown Ceremony
includes a complimentary
rehearsal dinner for
the wedding party

Daniel & Victoria

Real Wedding Reviews



AMI + CARLO

As soon as my husband and I walked into 48 Fields, we were in love. The barn is absolutely beautiful, and we were able to use the entire venue for the wedding. We wanted a rustic, but not country, wedding and 48 Fields matched that vibe perfectly! The owners were AMAZING to work with and were always available to answer any questions we had throughout the process. We couldn't have had a better wedding, and we are so happy to get married at this amazing venue.



SAMANTHA + KURT

We recently got married at 48 Fields and I love that I was able to use all of the spaces of the barn and outside! We also decided to use both levels of the barn because they are both so beautiful! We used the upstairs space for our dinner and initial reception and the downstairs for the dancing and cake cutting! 48 Fields is the perfect spot for a wedding that is rustic, romantic, and intimate!



KELLY + RABON

My husband and I were so happy when our planner recommended 48 Fields to us. It is such a beautiful place - nestled in beautiful Virginia farm land - and it's so relaxing and peaceful out there. It's laid back, without being too country. Their renovated dairy barn is breathtaking and was exactly what we wanted. It was perfect for our dream wedding!

Real Wedding Reviews



DEMI + NATHAN

I cannot say enough about 48 Fields! It is truly a hidden gem and we couldn't be happier with our decision in a venue! This venue is super versatile and the options are truly endless. After our tour, it was clear that this was going to be the perfect wedding venue. The preferred list of vendors made up a majority of our wedding team and we couldn't have been more pleased. Kelly recommends some of the best vendors in the industry! We couldn't have been happier with choosing 48 Fields as our wedding venue!



LINDSAY + DAN

From the moment we saw 48 Fields when touring for locations, we knew it was the perfect venue for us! There is such attention to detail on this beautiful venue and our guests also commented on how beautiful it was. They also enjoyed their lawn games during the cocktail hour - a lovely touch! Although we felt no pressure to, we ended up choosing a lot of recommended vendors and we could not have been happier with such a fantastic team that made our day so special!

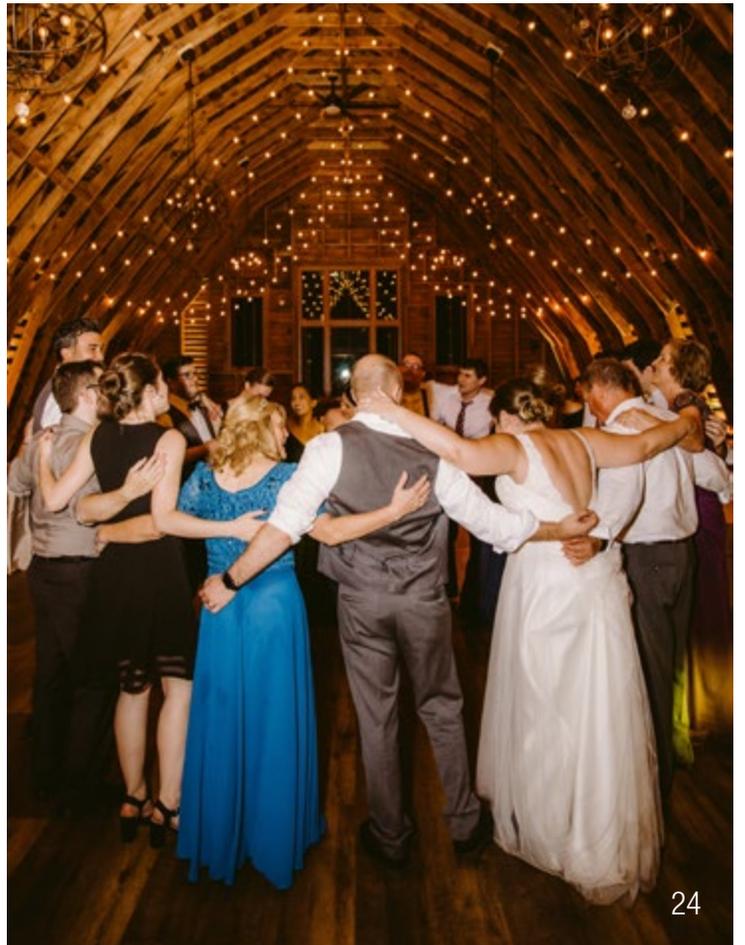


MELISSA + STEVE

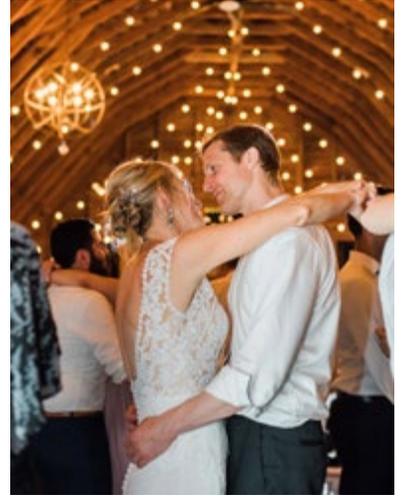
We knew the moment we pulled up the driveway that this was our venue. We couldn't have imagined having our wedding anywhere else! Kelly and Steve are a dream to work with! They've put so much work into 48 Fields, and it shows. It's absolutely gorgeous!



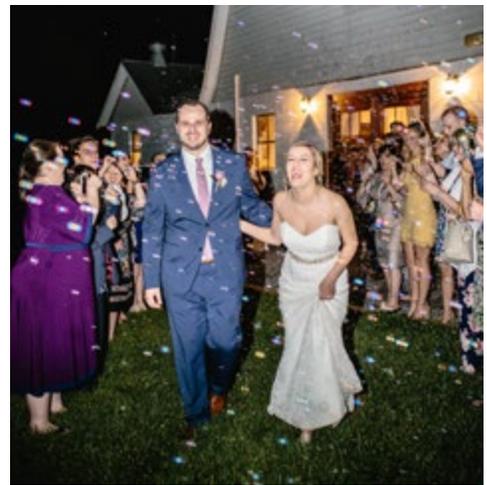
Real Weddings



Real Weddings



Real Weddings



Real Weddings



Real Weddings







Venue Rentals

At 48 Fields, we are honored to host your special day! Our rates vary by day and by season as outlined below. Please note that we do not offer Friday weddings so that we can keep that day open for wedding rehearsals. All wedding and event rentals are inclusive of the following amenities:

- Exclusive 12-hour rental of the property *
- Use of Farm House for getting ready
- Chairs for your ceremony **
- Chairs and tables for your reception **
- Upscale restroom trailer
- One hour wedding rehearsal time
- Ample complimentary parking
- Venue manager on-site at all times
- Special discounts on recommended vendors

SEASON	SATURDAY	SUNDAY
Jan, Feb, Mar	\$6,150	\$5,650
Apr, May, Jun, Jul, Aug, Dec	\$7,150	\$6,150
Sept, Oct, Nov	\$8,150	\$7,150

Please note that we are required to charge 6% Virginia sales tax.
We collect no other service fees or charges.

** Includes all set up, getting ready, wedding, and clean up time for the event.*

*** Includes up to (125) white ceremony chairs, (125) mahogany chiavari reception chairs, (12) 66" round tables, (30) 6' long tables, (3) 4' long tables, (1) 48" sweetheart table, and (2) 36" round tables. Linens are not included but can be added for an extra fee.*



In-House Services

Relax and let us take care of your wedding with our in-house services from a hand-selected team of experts that provides you with more inclusive rental options.

You may choose to add on any or all of the following services:

Wedding Coordinator	\$1950
<i>Lead and assistant to ensure all details are managed, provide planning consultation, create timelines and floor plans, manage wedding rehearsal, set up decor, pack up personal decor at the end of the night, oversee vendors, and more</i>	
Wedding Officiant	\$500
<i>Personalized ceremony tailored for your wedding day</i>	
Florist	\$2500
<i>Credit to be used towards your selection of ceremony, cocktail hour, and reception flower collections</i>	
DJ	\$2200
<i>Ceremony, cocktail hour, and reception music</i>	
Photographer	\$3800
<i>Wedding day coverage for 8 hours by a lead photographer, second photographer, engagement session, and high resolution digital files</i>	
Cake	\$800
<i>3-tier wedding cake with your choice of flavors and decoration</i>	
Linens	\$600
<i>Credit to be used towards your selection of ceremony, cocktail hour, and reception table cloths and napkins</i>	

Should you choose all of our in-house services, your wedding will be nearly complete! Catering is the only other major vendor required to be booked separately.



Weekend Rentals

For couples who want to enjoy a weekend of celebration with their guests are are interested in a single location to host all their wedding activities, we are happy to offer a Weekend Rental option. All weekend rentals are inclusive of the following:

Friday *

4:00pm - 10:00pm

Setup, ceremony rehearsal, and rehearsal dinner

Saturday **

12:00pm - 12:00am

Getting ready, vendor set up, and wedding celebration

Sunday ***

10:00am - 4:00pm

Brunch and post-wedding activities

SEASON	WEEKEND
Jan, Feb, Mar	\$11,800
Apr, May, Jun, Jul, Aug, Dec	\$13,300
Sept, Oct, Nov	\$15,300

Please note that we are required to charge 6% Virginia sales tax.
We collect no other service fees or charges.

** A 6-hour rental with time for personal decor drop off, ceremony rehearsal, dinner set up, rehearsal dinner, and clean up time. Tables, chairs, and upscale restroom trailer are included.*

*** Includes all services and amenities detailed on the previous Venue Rental page.*

**** A 6-hour rental that includes all set up, brunch, and clean up time. Tables, chairs, and upscale restroom trailer are included.*



Take a Tour

That was a lot of information you just read through, right? Hopefully you had a glass of wine handy! If so, we can raise a toast to take the next steps:

- If what you see looks like something you want for your own wedding, then we'd love to chat with you more!
- Send over another email if you have any additional questions for us.
- Or, if you've just got to come see us in person to start envisioning your perfect day, then let's set up a time for you to come take a tour! Simply click on the button below.
- Refill your wine glass!

Thanks again for reaching out to 48 Fields and we can't wait to see what we can create together for your wedding day!

[SCHEDULE TOUR](#)



Are You Ready to Plan Your Dream Wedding?

Every year dozens of couples welcome friends and family to 48 Fields to celebrate their perfect day. We'd love for you to be the next one to walk down our aisle.

Contact us to see all that we have to offer!

48
FIELDS
Farm

43372 Spinks Ferry Road
Leesburg, Virginia 20176
hello@48fields.com